



IT IS FURTHER ORDERED that the Plaintiffs' claims entitled "The Ghrist Defendants' Breaches of Fiduciary Duties & Tortious Interference to Anson Financial, Inc. Related to the \$129,000 Yammine Tax Loan" are DISMISSED WITH PREJUDICE.

All claims against Ian Ghrist and Ghrist Law Firm PLLC are DISMISSED WITH PREJUDICE except for the claim in Plaintiff's Fifth Amended Petition and Request for Disclosure entitled "The Ghrist Defendants' Breaches of Fiduciary Duties and Tortious Interference to Anson Financial, Inc. Related to the Alvord 287 Joint Venture."

Ian Ghrist's and Ghrist Law Firm PLLC's requests for attorney's fees, court costs, and Texas Citizens Participation Act (TCPA) sanctions are under advisement.

This judgment is partial and interlocutory in nature and is not final because the claim in Plaintiff's Fifth Amended Petition and Request for Disclosure entitled "The Ghrist Defendants' Breaches of Fiduciary Duties and Tortious Interference to Anson Financial, Inc. Related to the Alvord 287 Joint Venture" remains pending at this time and the Court has taken the amount of attorney's fees, court costs, and Texas Citizens Participation Act (TCPA) sanctions to award under advisement at this time.

SIGNED on this the 1 day of April, 2019.

  
\_\_\_\_\_  
Judge Presiding

**From:** [Stacci L. Reynolds](#)  
**To:** ["tom@taheraldpc.com"](#); ["mike@jmichaelferguson.com"](#); ["hate@fnalegal.com"](#); ["ian@ghristlaw.com"](#); ["acuesta@deckerjones.com"](#)  
**Subject:** 141-295012-17; Order On Defendant Ghrist's" 1st Amended MSJ & Motion To Dismiss  
**Date:** Monday, April 01, 2019 12:30:00 PM  
**Attachments:** [14129501217000237.pdf](#)

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Please find attached signed order from the court.

Stacci L. Reynolds  
141<sup>st</sup> Associate Court Clerk  
Tarrant County District Clerk  
100 N. Calhoun ST, 2<sup>nd</sup> Floor  
Fort Worth, TX 76196  
817-884-1198  
[slreynolds@tarrantcounty.com](mailto:slreynolds@tarrantcounty.com)



Exhibit ANS147 - Page 4 of 8

**CAUSE NO. 141-295012-17**

**MBH REAL ESTATE LLC,  
AFI LOAN SERVICING, LLC,  
ANSON FINANCIAL, INC.,  
J. MICHAEL FERGUSON, P.C.,**

## Plaintiffs

**V.**

**IAN GHRIST, GHRIST LAW FIRM,  
PLLC, SHAWN COKER,  
NEIGHBORHOOD PARTNER, INC.,  
BLUE MOON REALTY GROUP, LLC,  
WIZARD FUNDING, LLC,  
CATHERINE COKER, SILVER STAR  
TITLE LLC DBA SENDERA TITLE,  
ELIZABETH ESPINO, KATHY E.  
MONTES, LUCY OLIVAS, AND LAW  
OFFICE OF SALVADOR ESPINO,  
PLLC,**

## Defendants

IN THE DISTRICT COURT

## 141ST JUDICIAL DISTRICT

FILED  
TARRANT COUNTY  
2019 MAR 21 PM 12:34  
THOMAS A. WILDER  
DISTRICT CLERK

TARRANT COUNTY, TEXAS

**ORDER ON PLAINTIFFS' TRADITIONAL MOTION FOR PARTIAL SUMMARY  
JUDGMENT**

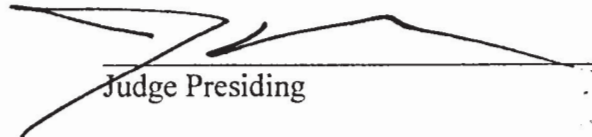
On this day, the Court considered MBH Real Estate, LLC, AFI Loan Servicing, LLC, Anson Financial, Inc., and J. Michael Ferguson, P.C.'s (collectively, "Plaintiffs") Traditional Motions for Partial Summary Judgment filed February 22, 2019 and February 27, 2019 (collectively, the "Motions") in the above-entitled and numbered cause.

Having considered the Motions, Defendants' responses, Plaintiffs' Sur-Reply, Ian Ghrist and Ghrist Law Firm's Sur-Reply, the pleadings and evidence on file, and the argument of counsel, the Court is of the opinion that the Motions should be **DENIED** as to all Defendants.

 E-MAILED  
3/21/1949

**IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED** that Plaintiffs' Traditional Motions for Partial Summary Judgment filed February 22, 2019 and February 27, 2019 are **DENIED** as to all Defendants.

Signed this 24 day of March, 2019.

  
Judge Presiding

670441.1

**Yolanda E. Garza**

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**From:** Yolanda E. Garza  
**Sent:** Thursday, March 21, 2019 4:36 PM  
**To:** 'tom@taheraldpc.com'; 'mike@jmichaelferguson.com'; 'nate@fnalegal.com';  
'ian@ghristlaw.com'; 'ccyrier@hfblaw.com'; 'acuesta@deckerjones.com';  
'rolandjohnson@hfblaw.com'; 'sal\_fw@yahoo.com'  
**Subject:** 141-295012-17 4 separate orders  
**Attachments:** 141-295012-17 Order on plaintiffs no evidence motion for partial summary judgment.pdf; 141-295012-17 Order denying plaintiffs traditional motion for partial summary judgment.pdf; 141-295012-17 Order granting Coker defendants traditional motion for summary judgment.pdf; 141-295012-17 Order granting Sendera defendants traditional motion for summary judgment.pdf

RE: 141-295012-17

Please find attached 4 signed orders for the cause number shown above.

Thank you

**YOLANDA E. GARZA**  
**141<sup>st</sup> Lead Clerk**  
**Tarrant County District Clerk**  
100 N Calhoun St, 2<sup>nd</sup> Floor  
Fort Worth, TX 76196  
(817)884-1588  
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2/24/22 10:14:52 Page 7 of 8  
Exhibit ANS147 - Page 7 of 8

**CAUSE NO. 141-295012-17**

**MBH REAL ESTATE LLC,  
AFI LOAN SERVICING, LLC,  
ANSON FINANCIAL, INC.,  
J. MICHAEL FERGUSON, P.C.,**

## Plaintiffs

**v.**

**IAN GHRIST, GHRIST LAW FIRM,  
PLLC, SHAWN COKER,  
NEIGHBORHOOD PARTNER, INC.,  
BLUE MOON REALTY GROUP, LLC,  
WIZARD FUNDING, LLC,  
CATHERINE COKER, SILVER STAR  
TITLE LLC DBA SENDERA TITLE,  
ELIZABETH ESPINO, KATHY E.  
MONTES, LUCY OLIVAS, AND LAW  
OFFICE OF SALVADOR ESPINO,  
PLLC.**

## Defendants

IN THE DISTRICT COURT

141ST JUDICIAL DISTRICT

FILED  
TARRANT COUNTY  
2019 MAR 21 PM 12:34  
THOMAS A. WILDER  
DISTRICT CLERK

TARRANT COUNTY, TEXAS

**ORDER ON PLAINTIFFS' NO-EVIDENCE MOTION FOR PARTIAL SUMMARY  
JUDGMENT**


On this day, the Court considered MBH Real Estate, LLC, AFI Loan Servicing, LLC, Anson Financial, Inc., and J. Michael Ferguson, P.C.’s (collectively, “Plaintiffs”) No-Evidence Motion for Partial Summary Judgment (the “Motion”) in the above-entitled and numbered cause.

Having considered the Motion, Defendants' responses, Plaintiffs' Sur-Reply, Ian Ghrist and Ghrist Law Firm's Sur-Reply, the pleadings and evidence on file, and the argument of counsel, the Court is of the opinion that the Motion should be **DENIED**.

**IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED** that Plaintiffs' No-Evidence Motion for Partial Summary Judgment is **DENIED** as to all Defendants.

Signed this 21 day of March, 2019.

*Judge*

 E-MAILED  
3/21/19

**Yolanda E. Garza**

---

**From:** Yolanda E. Garza  
**Sent:** Thursday, March 21, 2019 4:36 PM  
**To:** 'tom@taheraldpc.com'; 'mike@jmichaelferguson.com'; 'nate@fnalegal.com';  
'ian@ghristlaw.com'; 'ccyrer@hfblaw.com'; 'acuesta@deckerjones.com';  
'rolandjohnson@hfblaw.com'; 'sal\_fw@yahoo.com'  
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RE: 141-295012-17

Please find attached 4 signed orders for the cause number shown above.

Thank you

**YOLANDA E. GARZA**  
**141<sup>st</sup> Lead Clerk**  
**Tarrant County District Clerk**  
100 N Calhoun St, 2<sup>nd</sup> Floor  
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